

Chapter 14.19 Mixed Use Institutional (MU – I) Zoning District

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14.19.010 Purpose.

The purposes of the Mixed Use Institutional (MU -I) zoning district are to:

- A. Provide educational, economic, employment, and upper story housing opportunities in developments that incorporate traditional pedestrian-oriented development patterns and elements, including building location, architectural design, construction materials, and site features that are harmonious with Duvall's character;
- B. Provide locations for institutional uses, such as city facilities. libraries, parks and public and private colleges;
- C. Provide locations for institutional uses, such as city facilities. libraries, parks and public and private colleges;
- D. Provide economic, employment, and upper level housing opportunities in developments that incorporate traditional pedestrian-oriented development patterns and elements, including building location, architectural design, construction materials, and site features that are harmonious with Duvall's character;
- E. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, usable open space, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all mixed use projects.

14.19.020 Permitted uses.

Buildings in the MU-I zoning district are limited to 65,000 square feet as a permitted use.

Buildings greater than 65,000 square feet are subject to a conditional use permit.

- A. Animal service facilities, including veterinary clinics, grooming services, doggy day cares (all facilities indoor)
- B. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- C. Day care/Preschool facilities
- D. Dwelling units on upper floors above commercial on ground floor
- E. Eating and drinking establishments without drive-thrus, including restaurants, cafes, pubs, wine bars, bars, coffee shops, bakeries
- F. General business and professional offices, including financial institutions, offices for off-site manufacturing and construction uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- G. Grocery stores (up to 20,000 square feet)
- H. Flex/Tech; limited to 15,000 square feet per use for manufacturing, wholesale, retail, and office uses in an enclosed building with no noise or odor impacts,
- I. Indoor recreation facilities including bowling centers, fitness centers, sports clubs, swimming pools, gymnastics centers
- J. Public or private two or four year colleges
- K. Lodging facilities, including hotels, motels, bed & breakfasts

- L. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- M. Parks, public or private
- N. Recreational trails, non-motorized
- O. Personal services, including beauty and nail salons, barber shops, tanning salons, dry cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- P. Governmental services (court, police facility, fire facility, city hall or similar local government not including public works yards or sewer treatment plants)
- Q. Religious institutions (not including K-12 schools),
- R. Repair shops, including bicycles, electronics, jewelry
- S. Retail sales, including of apparel and accessories, auto parts, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores; fabric, appliances
- T. Schools, including public and private K-12 schools and colleges
- U. Senior citizen assisted living facility
- V. Social service facilities, including social service offices, adult and child day care, residential care facilities
- W. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- X. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area).
- Y. Wireless facilities attached to an existing building or structure, camouflaged (see DMC 14.56).

14.19.030 Accessory uses.

Accessory on-site uses in the MU – I zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Drive thrus for banks, pharmacies, and dry cleaners
- C. Employee recreation facility and play area
- D. Employee daycare facility
- E. Employee café or cafeteria operated in conjunction with a principally permitted use
- F. Family day care
- G. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- H. Home occupation/industry (See 14.54)
- I. Private gardens, pea-patch farms, fish or wildlife ponds
- J. Sidewalk café (See 14.64.230)
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director.

14.19.040 Conditional uses.

Uses permitted in the MU-I zoning district subject to conditional use permit are:

- A. Buildings greater than 65,000 square feet
- B. Bulk retail
- C. Flex/Tech Uses greater than 15,000 square feet per business
- D. Grocery stores greater than 30,000 square feet maximum
- E. Private colleges
- F. Public or private K-12 schools

- G. Retail sales of building, hardware and garden supplies
- H. Subregional utility
- I. Transit park and ride lot

14.19.050 Development standards.

Table 14.19.050.A Minimum Lot Area and Site Requirements.

Minimum density	NA, upper story residential only
Maximum density	Upper story residential only; limited by building height, parking and other site requirements.
Minimum lot area in square feet	0 square feet
Minimum street setback	0-20 feet ⁽¹⁾
Minimum interior setback	5 feet
Minimum lot width	25 feet
Maximum impervious surface	85%
Maximum height	50 feet ⁽³⁾⁽⁴⁾

(1) See DMC 14.34, Design Guidelines

(2) See DMC 14.38.100, Landscape Standards

(3) See DMC 14.64 Additional Development Standards for height calculations

(4) Three floors allowed on the uphill side and four floors allowed on the downhill side.

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards